

CLIFTON AVENUE, LOW HARTBURN, STOCKTON-ON-TEES, TS18 3QF



- ▲ Three Bedroom Bow Fronted Semi
- ▲ Low Hartburn Location
- ▲ No Onward Chain
- ▲ Solid Fuel Stove
- ▲ Private Rear Garden & Off Road Parking

£165,000

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This beautiful bow fronted property in Low Hartburn will make the perfect 'foot on the ladder' or 'forever family home'.

The accommodation flows in brief, entrance hall, lounge/diner, kitchen, three bedrooms and bathroom.

Externally there is a front garden with off road parking and a private, attractive rear garden with seating areas and established planting.

GROUND FLOOR

ENTRANCE HALL - Double glazed entrance door with side lights to entrance hall with staircase to the first floor, radiator, window light to living room and under stairs cupboard.

LOUNGE/DINING ROOM - 7.92m x 3.56m (max) (26' x 11'8" (max))

With double glazed window to the front aspect, French doors to the rear garden, hardwood flooring, two radiators, and inglenook style fireplace with solid fuel stove and oak mantel.



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KITCHEN - 3.73m x 2.62m (max) (12'3" x 8'7" (max))

With double glazed window to the front and rear aspects, pantry style cupboard, and double glazed door to the rear garden. Newly installed range of cream high gloss kitchen units with complementary worktops and incorporating high level double oven and grill, gas hob with overhead hood, plumbing for dishwasher and washing machine, sink and drainer unit with mixer tap, and vertical modern radiator.

FIRST FLOOR

LANDING - With double glazed window to the side aspect and loft access.

BEDROOM ONE - 3.56m x 4.01m (max) (11'8" x 13'2" (max))

With double glazed window to the front aspect and radiator.

BEDROOM TWO - 3.6m x 3.56m (max) (11'10" x 11'8" (max))

With double glazed window to the rear aspect, radiator, and cupboard housing combi boiler.

BEDROOM THREE - 2.13m x 1.83m (7' x 6')

With double glazed window to the front aspect and single radiator.

BATHROOM - Comprising side panelled bath with shower over, pedestal wash hand basin, low level WC, chrome heated towel rail, tiling to lower walls and splashback.



EXTERNALLY

GARDENS & PARKING - Externally there is a front garden with off road parking and a private, attractive rear garden with seating areas and established planting.

AGENTS REF: - LJ/LS/ING240161/08042024

Council Tax Band: B **Tenure:** Freehold

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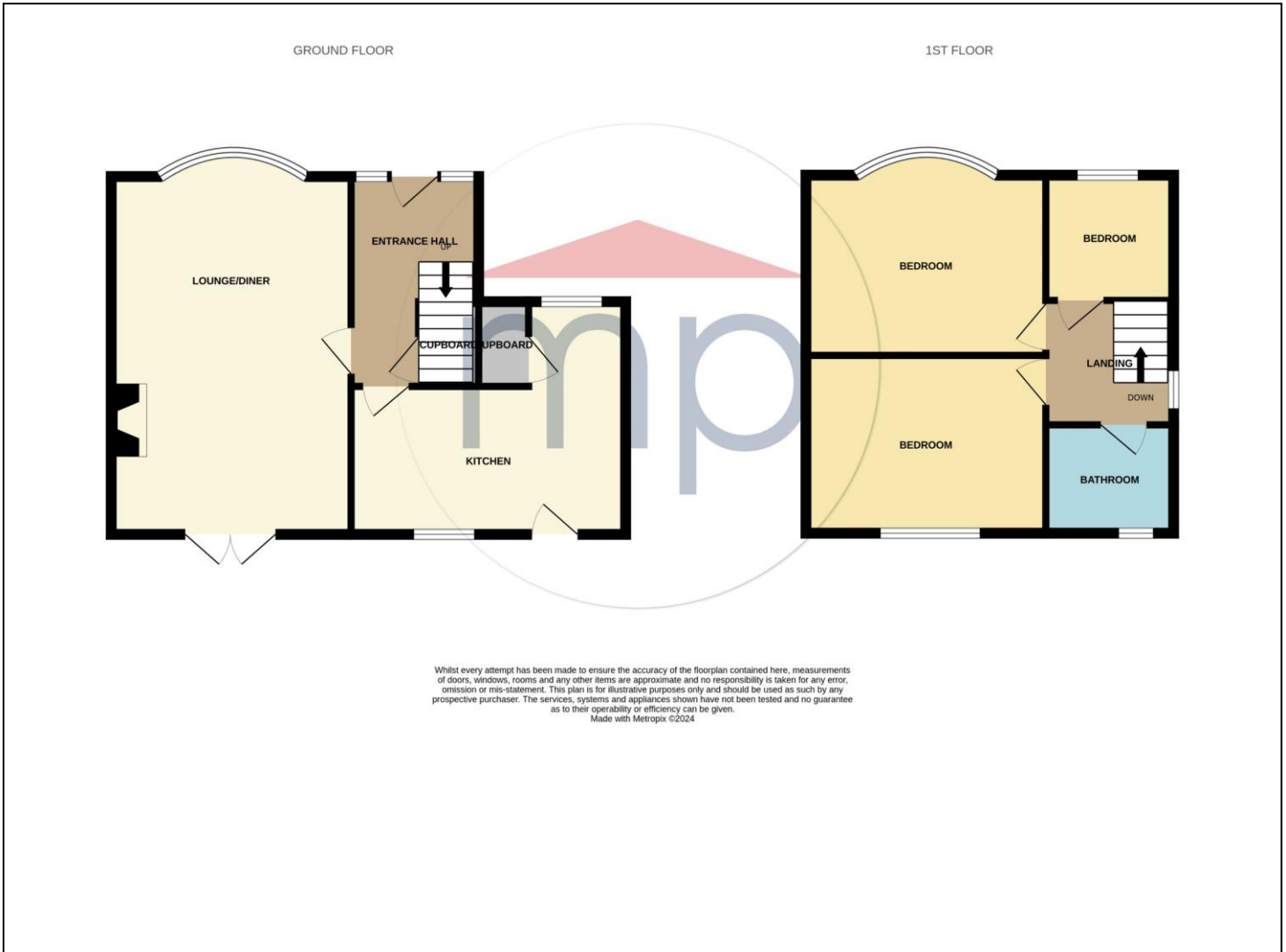
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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